

Hillsboro Cove Board Minutes - 2021

June 11 at Judy Lippa's home HCC

Meeting began at 9:35 am

Present; Donna Pritchard, Judy Lippa, Marjorie Badger, Martin D'Ambrose, Paul Law, Nick Harris, Christopher Pusateri, LLP and Jason Brescia.

Minutes approved for May 2021.

Financial statement approved for May 2021.

Management Report

Regarding operating income, total collections for the month were \$40,319. Assessment collections for the month were \$39,725 which was less than budgeted by \$5,515.

The delinquency report reflects \$1,885 in delinquencies.

On the expense side, total operating expenses were \$51,411 which was \$15,504 more than budgeted.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month; trash removal, maintenance supplies, other landscaping, deck repairs and insurance.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month; payroll expense-maintenance, repairs and maintenance, extermination expense, fertilization contract, and snow removal.

There were \$0 in Reserve Expenditures for the month.

Net income from operations for the month, after reserve allocations, totaled a negative \$28,872 which was worse than budget by \$20,544.

Variations Approved:

387 Spinnaker Lane - Install new awning.

1025 Hillsboro Cove Circle - Install gazebo on deck, mulch, cement step at bottom of stairs and bush at rear of home to the left of step.

326 Marina View - extend time frame for trailer in driveway to three days.

359 Reef Point Circle - install new awning.

359 Reef Point Circle - install new windows.

380 Spinnaker Lane - plant hosta's around deck.

1095 Hillsboro Cover Circle - install small solar lights inside deck for safety.

Maintenance:

Organic applications - A neighbor who opted out of treatment has aphids. Aphids are now spreading to burning bushes and other shrubs in the area. She used an organic product but its too early to tell if it is working. The organic products are meant for farms not residential properties. Homeowners who resisted Fall and Spring treatments will be charged for additional vendor calls and shrub replacements.

The Board manages the private and public land of the complex. Residents cannot opt out of applications. Pesticides have a specific life time, when residents can stay inside or leave the area if they prefer. (We went from 8 treatments to 4: 3 for lawn and one for shrubs.)

Tree assessment - we will be contacting an arborist to walk the complex and make recommendations for trees which are old or dead and need to be removed, and/or replaced. We will get three quotes after we tell vendors what we are looking for. Asking the current tree company to do the assessment is a conflict of interest. This assessment will become part of our long range plans for our community.

The Landscape Committee will continue to monitor bush, tree, and grass needs. The same neighbor who used the organic application told the board they were telling the neighbors not to water lawns because they thought the recently seeded areas had been treated with herbicides. That neighbor was mistaken regarding the application. The watered areas have been growing and thriving beautifully. While the other areas not watered may not germinate properly.

Speed Bumps - 52 units, or a third of residents, signed a petition to remove speed bumps. The speed bumps are removed November 1st for the winter. They have been successful at slowing down car and delivery truck traffic. It is possible to make room for the bike rider who was concerned, by moving the signs 50 feet from the bumps and making the passing isle wider.

Stop signs are fading which will be on our list of things to get done. In addition, street signs are not always legible and street lights need cleaning. We plan to have black colored cement poured at the base of the street lights to protect them from lawn service and plowing activities.

New Business:

Voting Process - currently for elections we have a Non - Board professional counting the votes. RPG photographs all the ballots and any resident may request to count the votes. Christopher Pusateri, LLP will develop a list of what items that require by a vote. Paul Law has been appointed to take Jeff Foster's position and he plans to run for the one of two vacant seats. Judy Lippa has not resigned as communicated by the "Community Relations" committee. Another incident of disrespect and harassment.

The "Hillsboro Cove Directory" managed by Dick Jones is not a communication tool of the board. Only 70% of the neighborhood is on this list. Neighbors are confused about the communications they are receiving from Dick Jones. The people who are greeting new homeowners are part of the group who are harassing the board. We

will discuss this issue further at our next board meeting and bring resolution to this major problem.

Elections time frame - we will start the process immediately and will send out information to all community members regarding their right to run for the vacant seats. The process should be completed by September 15.

Hillsboro Cove Annual Meeting - St. Rita's is not available so we are looking into venues that will allow a group our size to hold an Annual Meeting, Fall 2021. The meeting will have a definite agenda so that it does not become a "complaint only" session.

Complaints - Residents are encouraged to call PRG with their complaints, not board members. In the case where there is immediate danger or threat, residents are encouraged to call 911. Board members are advised to not try to settle the problem themselves by knocking on doors or speaking to residents directly. That is RPGs responsibility. We ask nicely of the homeowner, to complete a variance form, remove a sign, or an item that makes lawn cutting difficult and they ignore us or angrily confront us.

The meeting adjourned at 11:00 am

Next meeting to be held on July 22 at 9:30 am at Marty's home, 1051 Hillsboro Cove Circle.

Respectfully yours,
Donna Pritchard, Secretary